

# APPEAL AGAINST SCOTTISH BORDERS COUNCIL FOR NOTICE OF REFUSAL OF PLANNING PERMISSION

FOR

## THE INSTALLATION OF PV PANELS

AT

Scott House  
Douglas Square  
Newcastleton  
Scottish Borders  
TD9 0QU

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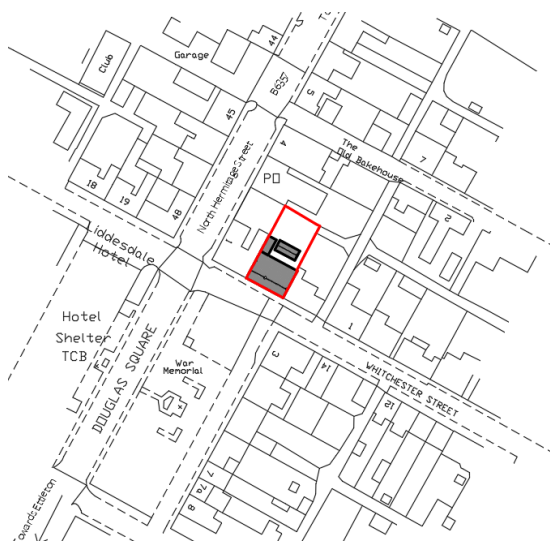


Figure 1: Location Plan



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## 1 Introduction

1.1 This statement has been prepared by CSY Architects on behalf of the applicant, Alistair Hodgson

1.2 This statement should be read alongside any additional information provided by CSY Architects, and all information exchanged throughout the planning process

1.3 Scott House is located on Douglas Square, within the Newcastleton conservation area.

1.4 The Conservation Area Statement is as follows:

*“Newcastleton was originally a planned village founded in 1793 by the third Duke of Buccleuch with handloom weaving being the main source of employment.*

*It is considered to be the best example of a late 18th century planned village in the Borders.*

*The Conservation Area of Newcastleton has a distinct grid iron layout and a strong symmetry and hierarchy exists. The grid-iron layout creates many notable vistas along the main thoroughfare and down the side streets.*

*There are a number of rear tracks and side lanes throughout the Conservation Area.*

*It is recommended that as the layout of Newcastleton is the most important feature of the Conservation Area, new development should respect this characteristic. Other details that are found within the Conservation Area that also relate to its layout and worthy of protection are that properties are in near continuous rows and are regularly punctuated by side-streets or paths.*

*They also front onto the pavement and their private gardens are to the rear and enclosed by stone boundary walls.*

*Building materials that prevail throughout the Conservation Area are sandstone, harling and slate. While the architectural details include sash and case windows (unfortunately many have been replaced), transom lights, Tripartite windows, margins and rybats.*

*While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character. Any new development or alterations must therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.” (Conservation area statement)*

## 2 Reason for Refusal

2.1 The Local Planning Authority refused the application as *“the PV panels would fail to preserve and enhance the character and appearance of the Newcastleton Conservation Area”*.





### 3 Application Background

3.1 The applicant wishes to improve the efficiency of the property through installation of PV panels.

3.2 The application was submitted on 21<sup>st</sup> December 2022, and refused on 22<sup>nd</sup> February 2023.

### 4 Appeal Statement

We feel installing PV panels to improve the properties energy efficiency and reduce its carbon footprint should be looked upon favourably. Especially given the climate crisis, and various schemes promoting the reduction of our emissions and environmental impact, such as Scotland's climate change legislation for net zero emissions by 2045, and plans like SBC's 'Climate Change Route Map'. If we are to meet these goals, everyone should be given a fair opportunity to install renewable energy sources in their properties.

We have proposed an in-roof (integrated) system of PV panels. These PVs are less bulky than traditional ones, and are installed flush with the face of the roof. Therefore, the panels will blend in with the roof finish, and are less noticeable. This will minimise any impact on the character of the Newcastleton conservation area.

We have considered other options such as installing the panels on the rear roof, so as not to be seen from the road, but this inevitably won't be as efficient, and therefore not viable for the applicant. We have also been advised from a PV panel installer that they are not permitted to install panels on to the north facing roof.

The property, although located on Douglas Square, it is positioned close to the corner of the square, and not very central, as seen from photographs attached. Scott House is subservient to the main corner building next door, which exhibits heritage materials, including stone walls and a number of sash windows. Scott House however, is not a prime example of the use of conservation materials; it doesn't display many traditional features, other than the slate roof. It has a roughcast / pebbledash external wall finish with casement windows. Additionally, the installation of PV panels will not damage the integrity of the building and the property could simply be reinstated to its original form at a later date if required.

The Conservation Area Statement states that *"the layout of Newcastleton is the most important feature of the Conservation Area, new development should respect this characteristic"*. Our proposals do not affect this important *"grid iron layout"* of the village in any way. The statement also declares *"architectural details include sash and case windows, transom lights, Tripartite windows, margins and rybats... while these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character"*. Our proposed works do not affect any of the architectural details listed. We have carefully considered the proposals to have as little visual impact on the conservation area as possible.





The application received a letter of support from Newcastleton Community Council, where they specified that the PV array installation would have no impact on the main feature of the conservation area (the layout), and that they were in favour of residents improving their properties energy efficiency. This demonstrates that the wider local community welcome this application and the installation of renewable energy sources within the village.

We believe the environmental benefits of the proposed PV panels to this property outweigh the minimal impact the works would have on the character of the conservation area. The proposed panels would reduce the current carbon footprint of the property by a significant amount, and additionally have a positive effect on localised energy production and a reduction in energy consumption from the grid.

In summary, we believe there should be a balance between maintaining the conservation area as far as practicable, whilst also allowing renewable energy sources to be incorporated. For the reasons set out in this statement, we ask the decision of this application to be reconsidered.



*Figure 2: Example of in-roof (integrated) PV panels*





5 Photographs



Figure 3: Front (South facing) elevation of property, facing Douglas Square. PV panels proposed on this side of the roof

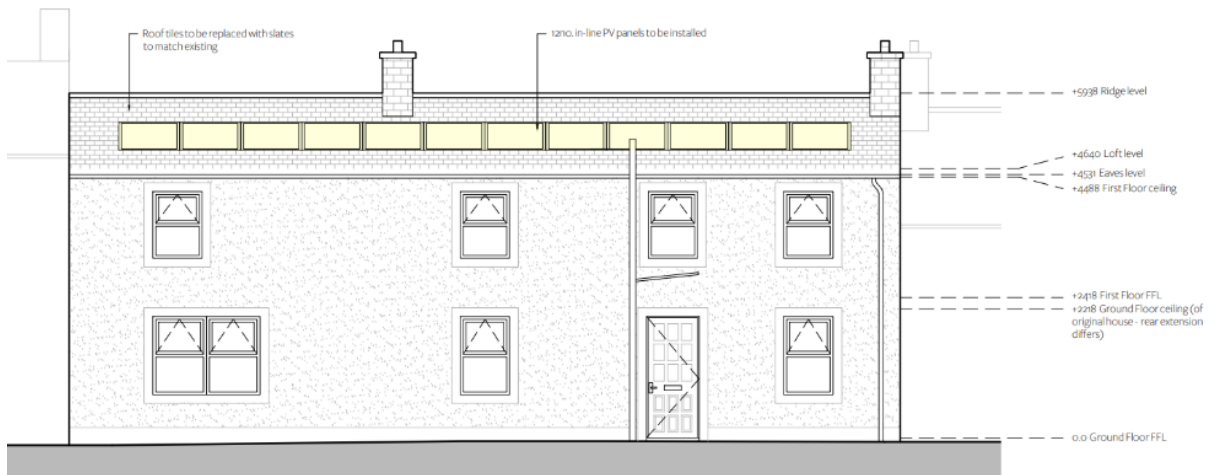


Figure 4: Proposed South facing elevation of property with proposed PV panels



Figure 5: Rear elevation of property







Figure 6: View of property from B6357, within context of Douglas Square



Figure 7: View of property from B6357, within context of Douglas Square



Figure 8: Corner building adjacent to Scott House displaying traditional features

